

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 9th day of February 2015, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in Room 306 on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	82	64
Dean Bedwell	Y	149	140
Howard Smith	Y	187	166
Mike Good, Vice-Chairman	Y	64	47
Anthony Ledwig	Y	64	56
Mark Rowh	Y	17	14
Rob Parker	Y	17	16

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Recording Secretary
Kathleen Collins, Comprehensive Planner

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the January 26, 2015 meeting

A motion to approve the minutes of the January 26, 2015 meeting was made by Commissioner Ledwig, seconded by Commissioner Smith, and carried 5:0:2 with Commissioner Good and Commissioner Bedwell abstaining.

ITEM 2: Z-15-03 Rezoning of a 2.35 acre tract of land in Section 43, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Agricultural District to General Retail District. (Vicinity: Coulter St. & Outlook Dr.)
APPLICANT: Greg Mitchell

Mr. Shaw stated the applicant is requesting a zoning change for the placement of a convenience store. Mr. Shaw advised general retail type uses on this corner could in fact compliment the various medical professional office uses in the area with a convenience store and a fueling station. Mr. Shaw commented staff feels the zoning request is appropriate and therefore recommends approval as submitted.

A motion to approve Z-15-03 was made by Commissioner Smith, seconded by Commissioner Good and carried unanimously.

ITEM 3: V-15-01 Vacation of an existing 20 ft alley in Block 246, Holland Addition, in Section 156, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: NE 3rd Ave. & Arthur St.)
APPLICANT: Neal B. Scott

Chairman Craig stated the applicant has requested this item be withdrawn.

ITEM 4: P-15-07 Canode-Com Park Unit No. 45, an addition to the City of Amarillo, being a replat of a portion of Lot 9-C, Block 4, Canode-Com Park Unit No. 29, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (1.50 acres)(Vicinity: Cinema Dr & I-40 W.)
DEVELOPER(S): Sterling Hillman
SURVEYOR: David Miller

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-07 was made by Commissioner Smith, seconded by Commissioner Rowh and carried unanimously.

ITEM 5: P-15-08 Anderson Subdivision Unit No. 10, an addition to the City of Amarillo, being a replat of Lot 2, Block 4, Anderson Subdivision Unit No. 4, and Lot 4, Block 6, Anderson Subdivision Unit No. 6, situated in Section 226, Block 2, AB&M Survey, Potter County, Texas. (2.79 acres) (Vicinity: IH-40 & Georgia St.)
DEVELOPER(S): Jesse Quackenbush, Tam McGee, Becky McGee, & Tom McGee
SURVEYOR: Eric S. Spooner

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-08 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 6: P-15-09 Ridgeview Medical Center Unit No. 23, an addition to the City of Amarillo, being an unplatted tract of land in Section 43, Block 9, BS&F Survey, Potter County, Texas. (2.35 acres)(Vicinity: Coulter St. & Outlook Dr.)
DEVELOPER(S): Greg Mitchell
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-09 was made by Commissioner Good, seconded by Commissioner Parker and carried unanimously.

ITEM 7: P-15-10 Reed's Unit No. 1, an addition to the City of Amarillo, being a replat of a portion of Block 15 of Sanborn's Addition in Section 137, Block 2, AB&M Survey, Potter County, Texas. (4.13 acres) (Vicinity: SE 3rd Ave. & Grand St.)
DEVELOPER(S): Chris Reed
SURVEYOR: David Miller

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-10 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

ITEM 8: P-15-11 South Park Unit No. 44, an addition to the City of Amarillo, being an unplatted tract of land in Section 30, Block 9, BS&F Survey, Randall County, Texas. (0.37 acres)(Vicinity: Bell St. & Hyde Pkwy.)
DEVELOPER(S): Paul Fields
SURVEYOR: Richard Johnson

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-11 was made by Commissioner Parker, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

None.

PENDING ITEMS:

ITEMS 9-15: P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-22 South Haven Addition Unit No. 4, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan.

No action was taken on these plats.

ITEM 16: P-14-29 Keri Ridge Unit No. 4, a suburban subdivision to the City of Amarillo, being an unplatted tract of land, in Section 95, Block 9, BS&F Survey, Potter County, Texas. (6.99 acres)(Vicinity: S Dowell Rd. & Indian Hill Rd.)
DEVELOPER(S): Billy and Danna Krause
SURVEYOR: Heather Lemons

Chairman Craig stated that the plat was signed by the Assistant City Manager of Development Services on February 9, 2015.

ITEM 17: P-14-33 Canode-Com Park Unit No. 42, an addition to the City of Amarillo, being a replat of a portion of Lot 5, Block 2, Canode-Com Park Unit No. 38, and Lot 4, Block 2, Canode-Com Park Addition, in Section 42, Block 9, BS&F Survey, Potter County, Texas. (2.98 acres)(Vicinity: W Amarillo Blvd. & Soncy Rd/Loop 335)
DEVELOPER(S): George Chapman
SURVEYOR: Heather Lemons

A motion to approve P-14-33 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 18: P-14-41 Skyline Terrace Unit No. 12.

No action was taken on this plat.

ITEM 19: P-14-60 Sunset Addition Unit No. 3, an addition to the City of Amarillo, being an unplatted tract of land, out of Section 171, Block 2, AB&M Survey, Potter County, Texas. (0.53 acres)(Vicinity: SE 21st Ave. and Madison St.)
DEVELOPER(S): Howard Reese Beddingfield
SURVEYOR: Daryl Furman

A motion to approve P-14-60 was made by Commissioner Good, seconded by Commissioner Parker and carried unanimously.

ITEM 20: P-14-63 Plemons Addition Unit No. 16.

No action was taken on this plat.

ITEM 21: P-14-65 Strawberry Fields Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Sections 34 & 35, Block 1, TTRR Survey, Randall County, Texas. (52.88 acres)(Vicinity: FM Hwy. 2219 & FM Hwy. 2590 (Soncy Rd.)
DEVELOPER(S): Jonathan Lair
SURVEYOR: H.O. Hartfield

A motion to approve P-14-65 was made by Commissioner Ledwig, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 22-39: P-14-66 Strawberry Fields Unit No. 2, P-14-72 The Colonies Unit No. 59, P-14-74 River Road Gardens Unit No. 26, P-14-75 Madden Addition Unit No. 6, P-14-82 South Georgia Place Unit No. 30, P-14-84 Mirror Addition Unit No. 28, P-14-86 Arreola Unit No. 1, P-14-89 Windsor Square Unit No. 9, P-14-91 Coulter Acres Unit No. 16, P-14-92 Sam B. Dannis' Subdivision Unit No. 6, P-14-95 City Park Unit No. 21, P-14-96 Lonesome Dove Estates Unit No. 7, P-14-97 City Park Unit No. 22, P-15-01 Martin Addition Unit No. 27, P-15-03 The Colonies Unit No. 62, P-15-04 Town Square Unit No. 3, P-15-05 Quail Canyon Unit No. 4, P-15-06 Amended Town Square Unit No. 2.

No action was taken on these plats.

ITEM 40: To discuss and consider proposed amendments to the City of Amarillo's Platting and Subdivision regulations.

Mr. Shaw continued the discussions pertaining to the proposed amendments on the subdivision regulations. Mr. Shaw advised of minor "tweaks" to the ordinance after meeting with the development community and the City's legal department. A brief overview of the sections within the subdivision regulations was then presented for further clarification and discussion. The Commissioners felt the amendments were a strong initiative that helps platting efficiency for the developers and the City of Amarillo.

A motion to approve the proposed amendments, as presented, to the City of Amarillo's Platting and Subdivision regulations was made by Commissioner Good, seconded by Commissioner Bedwell and carried unanimously.

ITEM 41: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 42: Discuss Items for Future Agendas.

No further comments were made and the meeting adjourned at 4:20 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission